

PRELIMINARY PLAT AND IMPROVEMENT LOCATION CERTIFICATE

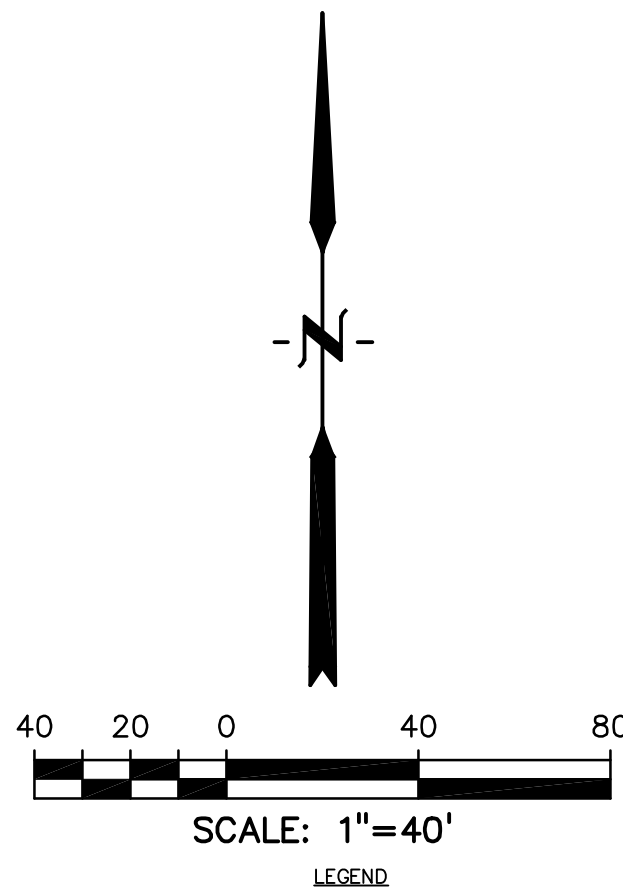
6400 ARAPAHOE

A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 35, T1N, R70W OF
THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

AREA = 9.561 ACRES

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NW1/4 OF SECTION 35, T1N, R70W OF THE 6TH P.M., BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR S89°49'00"W.
2. FOUND 1 1/2" ALUMINUM CAPS STAMPED DB & CO. LS 28657" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
3. THE BENCHMARK UTILIZED FOR THIS SURVEY IS A CITY OF BOULDER BENCHMARK S-3-1-4, WITH AN ELEVATION OF 5244.14, CITY OF BOULDER DATUM.
4. DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. W080030212-2, ISSUED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 7, 2009 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
5. THE SQUARE FOOTAGE OF THE BUILDING AS SHOWN HEREON WAS OBTAINED BY THE DIMENSIONS OF THE EXTERIOR FOOTPRINT OF THE BUILDINGS.
6. THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO, MAP NUMBER 08013C0415 F, WITH AN EFFECTIVE DATE OF JUNE 2, 1995.
7. THERE ARE 74 STRIPED PARKING SPACES, OF WHICH 2 ARE HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
8. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF BOULDER COUNTY, STATE OF COLORADO.
9. ALL TIES TO THE RECORD TITLE LINES FROM THE IMPROVEMENTS SHOWN HEREON ARE PERPENDICULAR TO THE RECORD TITLE LINES.
10. DREXEL, BARRELL & CO. WAS NOT SUPPLIED RECORDED RIGHT OF WAY INFORMATION FOR ARAPAHOE ROAD.
11. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UNDERGROUND LOCATIONS PERFORMED IN 2008. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED, THEY WILL HAVE TO BE VERIFIED BY FIELD POTHOULING THE UTILITIES. DREXEL, BARRELL & CO. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
12. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS TO THE RIGHT TO GRANT THE SAME.
13. THE LINEAL UNITS SHOWN HEREON ARE US SURVEY FEET.
14. THE LAST FIELD INSPECTION OF THE SITE WAS ON MARCH 17, 2010.



C	COLUMN	SS MH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	ST MH	STORM SEWER MANHOLE
CTV	CABLE TV	TEL MH	TELEPHONE MANHOLE
DS	DOWNSPOUT	TEL POLE	TELEPHONE POLE
EA	EDGE OF ASPHALT	TP	TELEPHONE PEDESTAL
EB	ELECTRIC BOX	UP	UTILITY POLE
EM	ELECTRIC METER	WM	WATER METER
EPB	ELECTRIC PULL BOX	WV	WATER VALVE
FH	FIRE HYDRANT		
E	FLOWLINE		
G MRK	GAS LINE MARKER	OCV	OVERHEAD CABLE TV LINE
GL	GROUND LIGHT	OE	OVERHEAD UTILITY LINE
GP	GUARD POST	OT	OVERHEAD TELEPHONE LINE
GV	GAS VENT	UA	UNDERGROUND ADESLA LINE
GW	GUY WIRE	UE	UNDERGROUND ELECTRIC LINE
HC	HANDICAP PARKING SPACE	UT	UNDERGROUND TELEPHONE LINE
HCR	HANDICAP RAMP	W	WATER LINE
IB	IRRIGATION BOX	X	FENCE LINE
LS	LANDSCAPING AREA		
LP	LIGHT POLE		
MB	MAILBOX		
MH	MANHOLE		
MW	MONITOR WELL		
OWH	OVERHANG		
PL	PLANTER		
PP	POWER POLE		
PS	PARKING SPACE		
PVC	POLYVINYL CHLORIDE PIPE		
RCP	REINFORCED CONCRETE PIPE		

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M. WHENCE THE NORTHWEST CORNER OF SAID SECTION 35 BEARS NORTH 89°49' WEST, 458.00 FEET; THENCE SOUTH 637.00 FEET; THENCE SOUTH 81°37' EAST, 644.67 FEET; THENCE NORTH 728.95 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID SECTION 35, NORTH 89°49' WEST, 637.78 FEET TO THE POINT OF BEGINNING; COUNTY OF BOULDER, STATE OF COLORADO.

EXCEPT THE NORTH 30.00 FEET THEREOF.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE CITY OF BOULDER.

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, MARCH 17, 2010, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

PREPARED FOR:
CITY OF BOULDER

PREPARED BY:
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
303-442-4338

MATHEW E. SELDERS
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 27275

IN ACCORDANCE WITH CRS 13-80-105, NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.			
Drexel, Barrell & Co. 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338 COLORADO SPRINGS, COLORADO (719) 260-0887 DENVER, COLORADO (720) 214-0955 GRAND JUNCTION, COLORADO (970) 267-1560 GREELEY, COLORADO (970) 351-0645 STEAMBOAT SPRINGS, COLORADO (970) 879-1523		Engineers/Surveyors Job No. 6085-3 Drawing No. B84-62B	
Revisions - Date	Date	Drawn By	Job No.
	2/8/11	GJM	6085-3
Scale	1"=40'	Checked By	Drawing No.
		MES	B84-62B